Mail

This instrument prepared by: **Vicky V. Klein, Attorney at Law**
509 Lentz Drive
P. O. Box 608
Madison, Tennessee 37116-0608

WARRANTY DEED BOOK 9219 PAGE 23

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Billy C. Crawford
AFFIANT

Subscribed and sworn to before me, this 11th day of January, 1994.

C. V. Klein
NOTARY PUBLIC

My commission Expires: 1/22/95.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Bobby R. Denson, et ux.	SAME	Map 53-3
1306 Clarke Street		Parcel 191
Old Hickory, TN 37138		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations. The receipt of which is hereby acknowledged, We, Billy C. Crawford and Frances Ray, hereinafter called the Grantors, have bargained and sold, and by the presents do transfer and convey unto Bobby R. Denson and wife, Frances B. Denson, hereinafter called the Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 204 of Section "B" on the Plan of E. I. du Pont de Nemous and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 204 fronts 54.8 feet on the westerly side of Clarke Street, and runs back between parallel lines, 89.1 feet to a dead line.

BEING the same property conveyed to Velma L. Crawford by deed from William H. Crawford and wife, Ava S. Crawford of record in Book 1852, page 375, Register's Office for Davidson County, Tennessee. Velma L. Crawford died testate on October 11, 1990, and in accordance with the terms of her Last Will and Testament, the property now vests in Billy C. Crawford and Frances Ray, Mildred Ray having predeceased the testator on December 15, 1988.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 1306 Clarke Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of January, 1994.

Billy C. Crawford
BILLY C. CRAWFORD

Frances Ray
FRANCES RAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Vicky V. Klein, a Notary Public in and for said County and State, the within named BILLY C. CRAWFORD and FRANCES RAY, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison Tennessee, this 11th day of January, 1994.

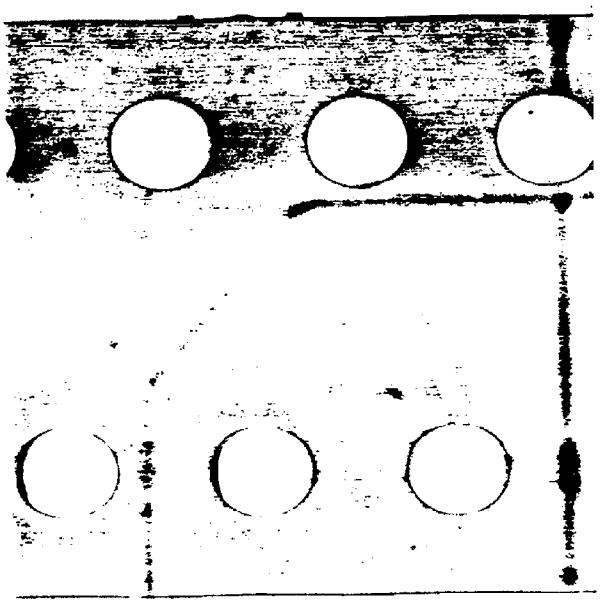
Vicky V. Klein
NOTARY PUBLIC

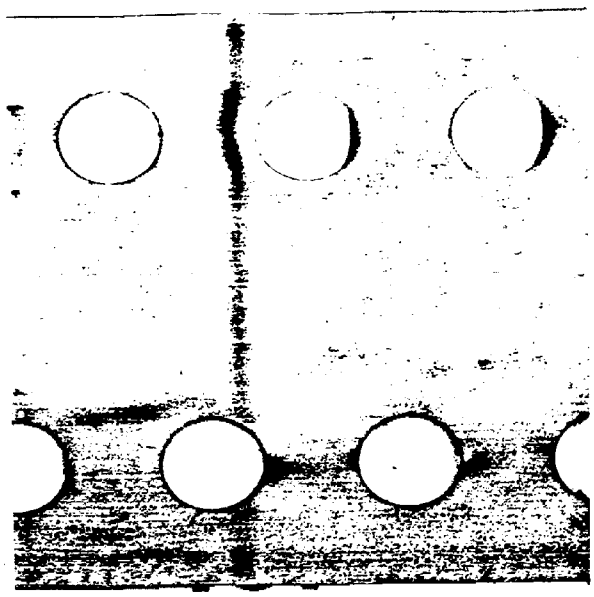
My Commission Expires: 1/22/95.

07050
IDENTIF. & REFERENCE

94 JAN 12 PM 1:44
REGISTER
DAVIDSON COUNTY, TN.

9027 01/12 0101 03CHECK 120.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9219 PAGE 25

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00
01/12/94 01 13:43 0001 9027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07050
IDENTIF. & REFERENCE

94 JAN 12 PM 1[illegible]4
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No.745028